

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law
3106 Independence Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

J. Thomas Martin
Leo J. Pecher
P.O. Box 36474
Birmingham, AL 35236

Inst # 2000-44401

12/21/2000-44401
12:15 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 94.50

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

Two Hundred Nineteen Thousand Nine Hundred Eighty Seven and no/100----- Dollars(\$219,987.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Kent Farms, an Alabama General Partnership, by Douglas M. Kent, II, a partner** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J. Thomas Martin and Leo J. Pecher**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 deg. 48 min. 58 sec. East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24 deg. 26 min. 03 sec. East a distance of 1,267.80 feet to a point; thence run North 66 deg. 12 min. 41 sec. West a distance of 275.07 feet to a point; thence run North 23 deg. 47 min. 19 sec. East a distance of 25.0 feet to a rebar corner and the point of beginning of the parcel being described: thence run North 23 deg. 47 min. 19 sec. East a distance of 200.75 feet to a rebar corner; thence run South 68 deg. 18 min. 53 sec. East a distance of 194.35 feet to a rebar corner on the Westerly line of a cul-de-sac circle having a central angle of 66 deg. 29 min. 36 sec. and a radius of 50.0 feet; thence run Southeasterly along the arc of said cul-de-sac an arc distance of 58.03 feet to the P. R. C. of a curve to the right having a central angle of 70 deg. 58 min. 12 sec. and a radius of 25.0 feet; thence run along the arc of said cul-de-sac curve an arc distance of 30.97 feet to a rebar corner on the P. C. of a curve to the right having a central angle of 01 deg. 27 min. 39 sec, and a radius of 4,610.00; thence run South-Southwesterly along the arc of said street curve an arc distance of 117.53 feet to a rebar corner at the P. C. of a curve to the right having a central angle of 90 deg. 37 min. 29 sec. and a radius of 25.0 feet; thence run Southwesterly along the arc of said curve an arc distance of 39.54 feet to the P. T. of said curve, thence run North 66 deg. 12 min. 41 sec. West a distance of 224.80 feet to the point of beginning; being situated in Shelby County, Alabama.

Also: A non-exclusive easement to the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119 as shown on the survey by Joseph E. Conn, Jr., dated 12/11/00, and attached as Exhibit A hereto..

Subject to easements, restrictions, rights of way and building lines of record.
Subject to taxes for the year 2001.

The property conveyed does not constitute the homestead of the Grantor.

\$ 142,702.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or its heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of December, 2000.

**KENT FARMS, AN ALABAMA
GENERAL PARTNERSHIP**

By: Douglas M. Kent II (Seal)
Douglas M. Kent, II, Its Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON

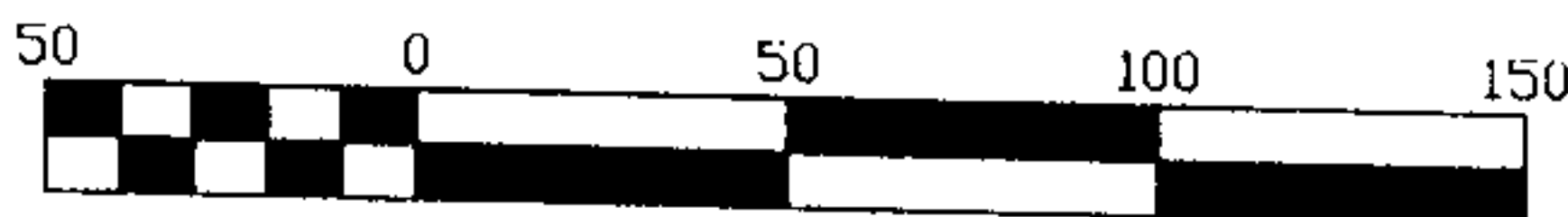
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, II, a partner of Kent Farms, an Alabama General Partnership, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as a partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2000

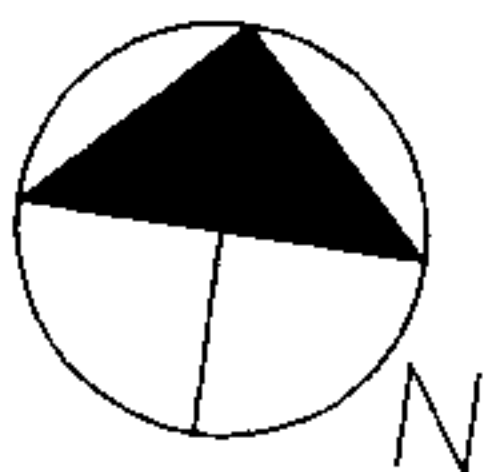
J. Douglas Rogers
NOTARY PUBLIC
My Commission Expires 9/9/2003

PARCEL 1

1.97 ACRES+-

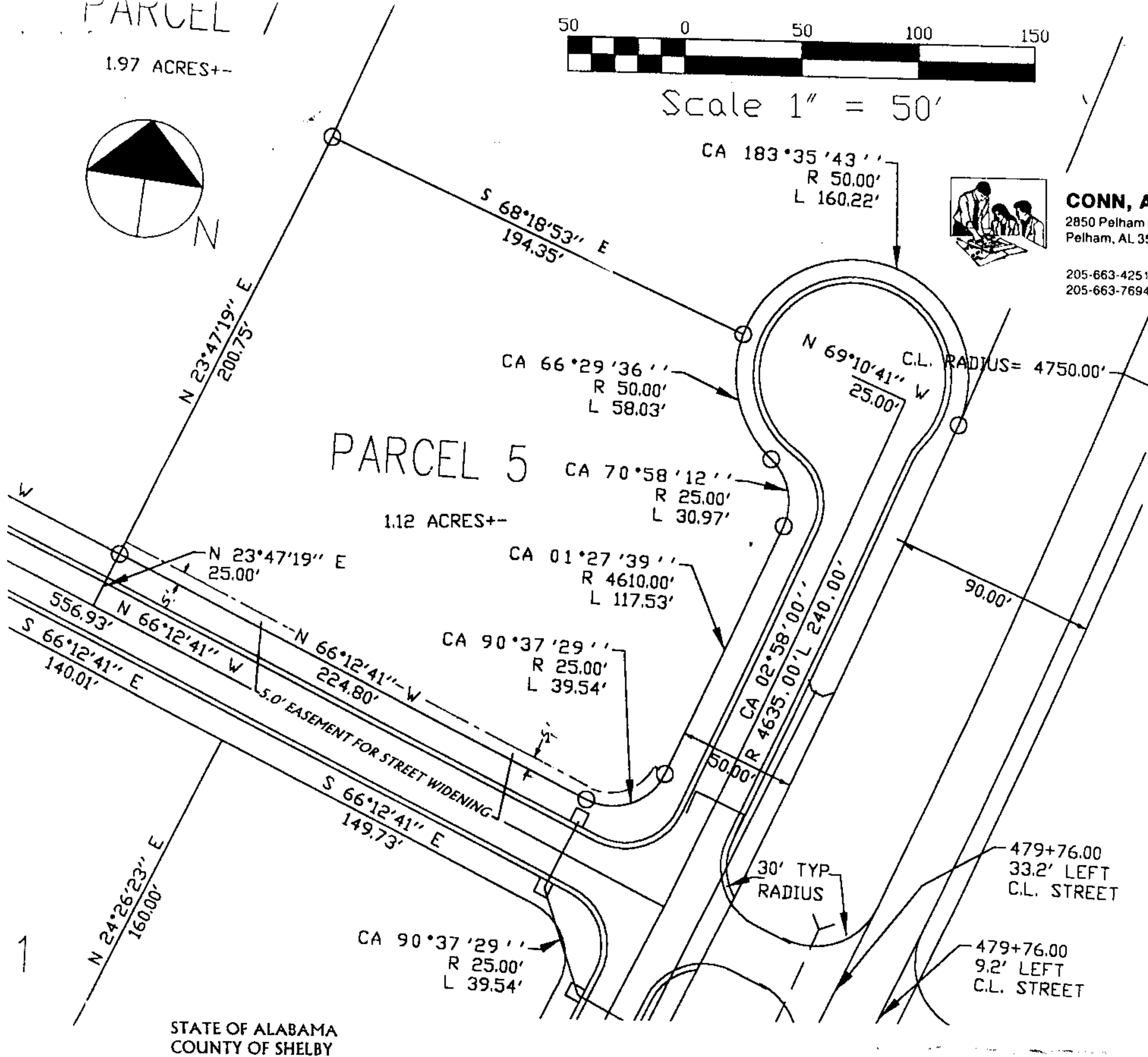


Scale 1" = 50'



CONN, ALLEN
2850 Pelham Parkway
Pelham, AL 35124

205-663-4251 Tele:
205-663-7694 Fax:



I, Joseph E. Conn, Jr, A Licensed Land Surveyor in the State of Alabama hereby certify that this is a true and correct plat and legal description of my survey as shown and described hereon; That there are no visible encroachments upon the subject parcel except as shown. I further certify that this survey meets the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

A parcel of land in the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 deg. 48 min. 58 sec. East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24 deg. 26 min. 03 sec. East a distance of 1,267.80 feet to a point; thence run North 66 deg. 12 min. 41 sec. West a distance of 275.07 feet to a point; thence run North 23 deg. 47 min. 19 sec. East a distance of 25.0 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 23 deg. 47 min. 19 sec. East a distance of 200.75 feet to a rebar corner; thence run South 68 deg. 18 min. 53 sec. East a distance of 194.35 feet to a rebar corner on the Westerly line of a cul-de-sac circle having a central angle of 66 deg. 29 min. 36 sec. and a radius of 50.0 feet; thence run Southeasterly along the arc of said cul-de-sac an arc distance of 58.03 feet to the P. R. C. of a curve to the right having a central angle of 70 deg. 58 min. 12 sec. and a radius of 25.0 feet; thence run along the arc of said cul-de-sac curve an arc distance of 30.97 feet to a rebar corner on the P. C. of a curve to the right having a central angle of 01 deg. 27 min. 39 sec. and a radius of 4,610.00; thence run South-Southwesterly along the arc of said street curve an arc distance of 117.53 feet to a rebar corner at the P. C. of a curve to the right having a central angle of 90 deg. 37 min. 29 sec. and a radius of 25.0 feet; thence run Southwesterly along the arc of said curve an arc distance of 39.54 feet to the P. T. of said curve; thence run North 66 deg. 12 min. 41 sec. West a distance of 224.80 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement to the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119 as shown on the survey by S. M. Allen dated 02/25/00.

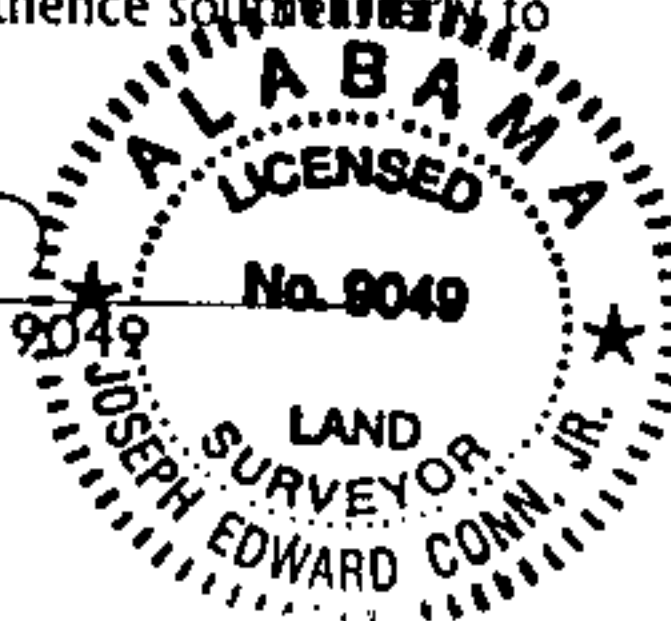
Subject to:

A 5.0 wide easement for street widening along, contiguous with and adjacent to the southerly right of way line of subject property as shown hereon beginning at the southwest corner of subject parcel and run thence southeasterly to the P.T. of the street radius return on the southeastern corner of the subject property

According to my survey of December 11, 2000

Joseph E. Conn, Jr
Joseph E. Conn, Jr Alabama Licensed No. 9049

Job No. _____
Buck Creek Plaza
Parcel -5



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